5.	Availability of scheme brochure	Downloadable from the Authority's website:- www.yamunaexpresswayauthority.com
6.	Eligible entities	a) Registered Partnership Firm b) Registered Trust c) Registered Society d) Private Limited Company e) Public Limited Company f) Public Sector Undertaking g) Govt./Semi Govt. undertaking/Department **Note**: 1. Consortium of any kind is not allowed. 2. Proposed Entities are not allowed. 3. Individual/Proprietor/Limited Liability Partnership Firm (LLP) is not allowed. 4. Only one plot will be allotted for on eligible entities under the scheme.
7.	Purchase cost of the scheme brochure	**INR 5500/- + GST**
8.	Processing Fee	Non-refundable/non-adjustable processing fee of INR 25,000/- (Twenty Five Thousand only) + GST shall be deposited through online portal of YEIDA or RTGS/NEFT by generating challan from the portal.
9.	EMD for allotment of plot	Adjustable/refundable amount equal to 10 percent of total Premium of the plot For which application is being submitted. The amount shall be deposited through Online portal of YEIDA.
10.	Allotment Money	40% of total Premium of the plot after adjusting 10% EMD within 60 days of issuance of Allotment Letter without interest. Applicant would have an option to pay full and final payment of the total Premium of the plot within 90 days from the issue of Allotment Letter (Annexure-7). In case the due Allotment Money, as mentioned above, is not deposited within the stipulated period/extended period, the allotment of plot shall automatically deemed to be cancelled, and 10% money deposited as EMD amount shall be forfeited.
11.	Payment of installment for the allotted plot	The payment of 60% of the Total premium shall be made in 04 (Four) equal half yearly installments along with interest at a rate of 10% per annum. In case of default in payment as per schedule, an additional penal interest @3% compounded half yearly with applicable GST shall be payable along with 10.00% + 3% = 13.00% p.a. on the defaulted amount and for the defaulted period. It shall be the responsibility of the allottee to deposit the due installment on due time. If the last date of deposit is a bank holiday, then the allottee shall deposit the installment on the next working day and it shall be treated as last date of deposit. **Note:-** Interest **@ 10.0%** per annum is applicable from 1st July 2026 subject to the revision on 1st January and 1st July of each year as per G.O. No. 1567/77-4-20-36N/20 dated 09 June 2020.
12.	Processing Fee for Mortgage permission	INR 5,000/- only + applicable GST
13.	Transfer charges	Transfer charges are @5% of the prevailing Premium amount of plot or the total bid premium of the plot with applicable GST mentioned in the allotment letter whichever is more at the time of transfer
14.	Period of lease	The allotment of plot will be made on leasehold basis for a period of 90 years from the date of execution of Lease Deed.

<table>
<tr><td>15.</td><td>Location charges</td><td>1. In case the allotted plot is located on facing the green belts/parks location charges will be 5% of the premium.
2. In case the allotted plot is located on corner location charges will be 5% of the premium.
3. In case the allotted plot is located on 30 mtr or more wide roads (upto 4000 Sq. Mtr.) location charges will be 5% of the premium.
4. The location charges shall be payable by the allottee/lessee @5% of the total premium of each preferential location subject to a maximum of 15% of the total land rate. Location charges has been included in the reserve price.</td></tr>
<tr><td>16.</td><td>Possession of the plot</td><td>i. Execution of Lease Deed can be done only after a minimum payment of 40% of Premium and one year Lease Rent, in advance with applicable GST.
ii. Physical possession would be deemed to be handed over from the date of execution of Lease Deed.</td></tr>
<tr><td>17.</td><td>Amalgamation or Sub division of plot</td><td>No Amalgamation or sub-division shall be allowed on the allotted plots. The Allottee shall be solely responsible for the development/construction of all Proposed activities as approved by the Authority.</td></tr>
<tr><td>18.</td><td>Norms of development</td><td>i) Norms related to permissible FAR, Ground Coverage, setbacks and permissible height shall be as per the applicable building regulations of YEIDA at the time of allotment.
ii) Other norms for development/ construction shall be as per the applicable Building Regulations of YEIDA at the time of allotment.
iii) No purchasable FAR will be allowed.</td></tr>
<tr><td>19.</td><td>Permissible development activity</td><td>Permissible activities and supporting facilities shall be as per below details:
<table>
<tr><th>Sr. No.</th><th>Category</th><th>Permissible uses/Core Activities</th><th>Support Facilities</th><th>Maximum Ground Coverage</th><th>Maximum FAR</th><th>Maximum Height in Meters</th></tr>
<tr><td>1.</td><td>Corporate Office</td><td>Office/Corporate office, Corporate Head Quarter, Global Capability Center{Wholly-owned offshore or neasrshore unit established by a Multinational corporation(MNC)}, Financial services office, IT/ITES Offices, Data Analytic center, Startup innovation hub, AI Center, shared office/ co-working office</td><td>Gym, Bank extension counter, ATM, Crèche, Indoor games, Dispensary, Library, R&D centers, Canteen,</td><td>30%</td><td>2.00</td><td>No. Limit (Air port NOC required above 30Mtr.)</td></tr>
</table>
Note: Maximum 15% of permissible FAR may be allowed for support facilities</td></tr>
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<tr><td>20.</td><td>Rate of annual Lease Rent</td><td>i. In addition to the Premium of plot, annual Lease Rent at the rates of 2.5% of the total Premium of plot with applicable GST, would be payable in advance. The Lease Rent is payable from the date of execution of the Lease Deed or the date of possession, whichever is earlier.
The Authority has the power to enhance the annual Lease Rent on expiry of every 10 years from the date of execution of the Lease Deed or handing over of the possession whichever is earlier, by an amount not exceeding 50% of the annual Lease Rent payable at the time of such enhancement.
ii. Consequences of default in payment of Lease Rent: In case of default in payment of Lease Rent, interest @ 10% + 3% = 13% p.a. with applicable GST shall be charged on the defaulted amount for the defaulted period compounding half-yearly.
iii. One time Lease Rent: The Allottee/Lessee shall have the option to pay a lump sum amount equivalent to 11 times, of the prevailing annual Lease Rent (27.5% of the total Premium of plot with applicable GST) at the time of deposit of one time Lease Rent in lump sum. The Lease Rent policy, as amended from time to time, shall be binding on the Allottee/Lessee.

Note:- If the allottee chooses the option to pay annual lease rent at the time of execution of lease deed, he/she can subsequently exercise his option to pay one time lease rent indicated above.
If the Allottee opts for the payment of one time Lease Rent, the payments made towards annual Lease Rent earlier shall not be considered while computing the amount of one time Lease Rent. If the payments of due annual Lease Rent have not been made, they shall be paid first and shall not be considered in the computation of one time Lease Rent.</td></tr>
<tr><td>21.</td><td>Construction Period</td><td>
<table>
<tr><th>Sr. No.</th><th>Area of Plot (in sq. m)</th><th>Time limit for obtaining Completion Certificate for full project (from the date of execution and registration of Lease Deed)</th></tr>
<tr><td>1</td><td>Up to 4,000</td><td>3 Years</td></tr>
</table>
</td></tr>
</table>

Note:

1. GST liability as per applicable rates at the time of payment under RCM if allottee is GST rgistered, if not then GST shall be payable under Forward charge.
2. GST liability as applicable rates at the time of payment under RCM if allottee is GST registered, if not then GST shall be payable under Forward charge.
3. GST liability as applicable rates at the time of payment shall be borne by the allottee itself under Reverse Charge Mechanism vide Notification N.13/2017 S. So.5, 5A dated 28.06.2017.
4. Interest **@10.0%** per annum is applicable from 1st July 2026 subject to the revision on 1st January and 1st July of each year as per G.O. No. 1567/77-4-20-36N/20 dated 09 June 2020.

1- AVAILABILITY OF PLOTS:-

A. PLOTS IN SECTOR- 22E

Sr. No.	Use	Plot No.	Sector	Area in Sq. Mtr.	Rate of Allotment Per Sq.Mtr	Reserved Price (Rs.)	PLC in %	Reserved Price With PLC (Rs.)	Registration Amount (Rs.) (10%)	Incremental Value for Bid (Rs.)
1.	Corporate Office	O-55	22E	1000	54380	5,43,80,000.00	00	5,43,80,000.00	54,38,000.00	2,71,900.00
2.	Corporate Office	O-56	22E	1000	54380	5,43,80,000.00	00	5,43,80,000.00	54,38,000.00	2,71,900.00
3.	Corporate Office	O-57	22E	1000	54380	5,43,80,000.00	00	5,43,80,000.00	54,38,000.00	2,71,900.00